

October, 2012

Mr. Cary Teague
Planning Director
City of Edina
4801 W. 50th Street
Edina, MN 55424

Subject: Acres DuBois

Dear Mr. Teague,

We are writing today to express concern regarding the proposed development, Acres DuBois, at 4412 Morningside Road. It is understood the owners of this property intend to seek a permit to develop lots for seven new homes on the site. Three of the proposed lots do not meet minimum size requirements of City of Edina and would need variance from the City Planning Commission. Six of these constructed homes would be accessed via a cul-de-sac road on the east side of the property.

As an impacted neighbor living within 500 feet of the project we are opposed to a cul-de-sac with lots that do not meet the minimum size requirements. The Morningside neighborhood is an urban development of connected streets with sidewalks. This proposal is inconsistent with the neighborhood.

Connecting streets with sidewalks benefit all community members. There is an enhanced sense of community through better connections to neighbors and businesses. Sidewalks encourage exercise and provide the benefits of a healthy lifestyle.

There are safety benefits to connecting streets with sidewalks. Sidewalks separate pedestrians from motorists. Connecting streets offer easy and timely access for emergency vehicles. Crime is deterred when there is pedestrian traffic.

Additionally, connecting streets with sidewalks offer community members economic benefits. Home buyers are willing to pay more for homes in a walkable neighborhood. Property values rise fastest in pedestrian friendly areas.

We respectfully oppose the proposal for site development that includes a cul-de-sac road with lots that do not meet the minimum size requirements. This is a profoundly unique and valuable property. Please consider other options for this site, including a connecting street on the west side of the property with conforming lots.

Sincerely,

Morningside Neighbors
(signature page enclosed)

Enclosures (1)
cc: Frank Sidell
Peter Knaeble, Terra Engineering Inc.

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SIGNATURE PAGE

John A Wild 4413 Morningside Road
Peggy Lawrence 4411 Morningside Road
Judy Plant 4350 Morningside Rd
Luan Hardy 4408 Morningside Rd
Frank Sidell 4248 Crocker Cir
Peggy Joyce Parlin 4405 Morningside Rd
Don Currier 4246 Lynn Ave. So
Tai Casler Yang 4315 Morningside Rd.
Jim Knaeble 4461 Morningside Rd. Fairview
Paul H. Currier 4408 MORNINGSIDE
Ruth Valgermae 4315 Oakdale Ave S.

Enclosures (1)

cc: Frank Sidell

Peter Knaeble, Terra Engineering Inc.